



Case Reference / Description	203 no. residential units (36 no. houses and 167 no. apartments), creche and associated site works. Site at the former Devoy Barracks, John Devoy Road, Naas, Co. Kildare.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	7 th December 2020	Start Time	9.30 am
Location	Remotely via Microsoft Teams	End Time	11.30 am
Chairperson	Rachel Kenny	Executive Officer	Helen Keane

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Ronan O Connor, Senior Planning Inspector
Helen Keane, Executive Officer

Representing Prospective Applicant:

Martin Ryan, Senior Executive Planner
Sarah O'Mahony, Assistant Planner
David Hall, Water Services, Senior Executive Engineer
Joe Keane, Roads Executive Engineer
Carmel O'Grady, Executive Parks Superintendent

Representing Planning Authority

Bronwen Coyle, Land Development Agency
James Donlon, Land Development Agency
Pauline Byrne, Brady Shipman Martin
Sorcha Turnbull, Brady Shipman Martin

Will Gleeson, Coady Architects
Shane Walsh, MCORM Architects
Feargus McGarvey, Mitchell & Associates
Brendan Vaughan, Mitchell & Associates
Gordon Finn, CS Consulting
Gary Lindsay, CS Consulting
Liam Diskin, KSNPM
Donal Farrelly, KSNPM

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) and introductions were made. The procedural matters relating to the meeting were as follows:

- The written record will be placed on the pre-application consultation file and will be made public, along with that file, should an application arise following the conclusion of this consultation process,
- ABP received a submission from the PA on 4th November 2020 providing the records of consultations held pursuant to section 247 and its written opinion of considerations related to proper planning and sustainable development that may have a bearing on ABP's decision,
- The consultation meeting will not involve a merits-based assessment of the proposed development,
- The meeting will focus on key site-specific issues at strategic overview level, and whether the documents submitted require further consideration and/or amendment in order to constitute a reasonable basis for an application.
- Key considerations will be examined in the context of the statutory development plan for the area and section 28 Ministerial Guidelines where relevant,
- A reminder that neither the holding of a consultation or the forming of an opinion shall prejudice ABP or the PA concerned in relation to any other of their respective functions under the Planning Acts or any other enactments and cannot be relied upon in the formal planning process or in legal proceedings.

The ABP representatives acknowledged the letter dated 8th October 2020 formally requesting pre-application consultations with ABP. The prospective applicant advised of the need to comply with definition of SHD as set out in the Act of 2016, in relation to thresholds of development. It was also noted that the Inspector dealing with the pre-application consultation request would be different to who would deal with the application when it was submitted. Recording of the meeting is prohibited.

Agenda

- 1. Principle/Density/Status of Draft Naas LAP**
- 2. Design/Layout/Unit Typology/Mix**
- 3. Existing and Proposed Residential Amenity/Development Standards**
- 4. Transport Issues**
- 5. Site Services**

6. Ecology/Trees/Environmental Screening

7. Any Other Matters

1. Principle/Density/Status of Draft Naas LAP

ABP Comments:

- Outline justification for the proposed density
- Site does not have prescribed density in Local Area Plan
- Have regard to Material Contravention issues if increasing density
- Have regard to Naas Local Area Plan
- Expand on density documentation and cross reference to design statement and Local Area Plan

Planning Authority's Comments:

- Site is included County Development Plan
- There is a density requirement in the development plan
- Naas Local Area Plan to be completed next year
- Current density is acceptable

Prospective Applicant's Comments:

- Aware of current status of applications granted in the area
- Density of 50 no. units per hectare is influenced by the typology

2. Design/Layout/Unit Typology/Mix

ABP Comments:

- Consideration of A2 unit type
- Have regard to maximisation of amenity
- Ensure provision of ground floor storage that are specific to family units such as storage for buggies
- Clarify nature of the terrace at unit type D2
- PA have queried if external balcony at unit type K could be internalised
- Further photomontages required of units
- Respond in detail to the comments from the Planning Authority regarding materiality at application stage

Planning Authority's Comments:

- Have consideration for unit typology and design statement
- Concern regarding design, palette finishes. Prospective applicant should provide more depth and variation

Prospective Applicant's Comments:

- Duplex typologies are arranged around semi-enclosed communal spaces and will serve the cluster that it is in
- Smaller unit on ground floor in order to keep the dimensions relatively efficient
- Predominant number of 3-bed units are housing units
- Will consider unit typology at application stage

- Balcony at D2/will explore if Winter garden is a better alternative
- Will consider if external balcony at unit type K could be internalised
- Focusing on providing good residential amenity with efficiency
- Will provide further photomontages and will expand further on units
- Proposed development has a high-quality finish and a contemporary design
- Will provide further detail at application stage on how it is low-maintenance and long-lasting
- Variety in the quality of the space and the building types

3. Existing and Proposed Residential Amenity/Development Standards

ABP Comments:

- Address any issues of overshadowing, overlooking at application stage
- Ensure proposed scheme meets applicable standard for residential amenity
- Clarify if development is intended to be taken in charge
- Layout of parking
- Concerns regarding the quality of the scheme and the taking in charge issues

Planning Authority's Comments:

- Have regard to tree and hedgerow surveys on boundary, boundary line and red line
- Proposed boundary needs to be clearly mapped
- Consideration of hard landscape in urban setting

Prospective Applicant's Comments:

- Seeks to achieve variety in surface materials
- Will have consideration for trees and hedgerow survey regarding boundary and landscape details
- Main play area is pushed towards civic side of the site, so it also serves the wider community
- Will discuss quality of the scheme and taken in charge issues with the Planning Authority

4. Transport Issues

ABP Comments:

- Clarify if parking spaces are allocated to each unit
- Outline ratios in greater detail
- Consider PA comments regarding parking
- Ensure justification documents and arguments are consistent at application stage
- Determine allocation of parking spaces and management of electric charging
- Consider ways to avoid surface parking
- Consideration of linear park to the east

Planning Authority's Comments:

- Clarify parking layout
- Recommends electric vehicle charging using night-time renewable energy
- Parking not compliant with standard guidelines

- Carry out swept path analysis and traffic impact assessment
- Parking is the main concern
- Permeability guidelines are of vital importance
- Design needs to be future-proofed

Prospective Applicant's Comments:

- Have followed parking guidelines for apartments
- Site is within intermediate urban location
- Will ensure rationale and justification is clear at application stage
- Permeability and connection are a large part of the proposed development
- Looking to what is deliverable and achievable
- Have had extensive engagement with surrounding landowners
- The scheme is universally accessible

5. Site Services

ABP Comments:

- Further discussion required with the Planning Authority regarding Sustainable Drainage Systems
- Look at precedent in adjoining sites

Planning Authority's Comments:

- Connections to networks are feasible, subject to confirmation
- Prospective applicant to consult fire and water services
- Sustainable Drainage Systems
- Groundwater food risk should be assessed
- Consider all issues raised in the Planning Authority report and the water services report
- Have regard to previous planning permissions
- Open space needs to be people-friendly
- Consider high quality materials but not at the expense of quality design

6. Ecology/Trees/Environmental Screening

ABP Comments:

- Be aware of Environmental Impact Assessment and Environmental Impact Assessment Report

Prospective Applicant's Comments:

- Will consider Environmental Impact Assessment and Environmental Impact Assessment Report

7. Any other matters

ABP Comments:

- Consider part V agreement
- Submit evidence at application stage of having contacted Irish Water

- Ensure adequate amenity space is provided and ensure the effectiveness of these spaces
- The Board has made online submissions available on SHD applications. New public notices are available on the Board's website. Refer to the Board's website for the most up to date forms and public notices when preparing to lodge at application stage

Planning Authority's Comments:

- Consult housing section regarding part V agreement
- Hope that permeability considerations are implemented at application stage in terms of access and public transport

Prospective Applicant's Comments:

- Continuing to carry out ground water monitoring

- **Conclusion**

The representatives of ABP emphasised the following:

- There should be no delay in making the planning application once the public notice has been published
- Sample notices, application form and procedures are available on the ABP website
- Irish Water would like prospective applicants to contact Irish Water at cdsdesignqa@water.ie **between the Pre-Application Consultation and Application stages**, to confirm details of their proposed development and their proposed design.
- The email address to which applicants should send their **applications** to Irish Water as a prescribed body is spatialplanning@water.ie

Rachel Kenny
Director of Planning
, 2021